

TOWN OF NORTH HEMPSTEAD

BOARD OF ZONING APPEALS

NEW CASES

JANUARY 9, 2013

APPEAL #19427 - Mr. & Mrs. R. Liang (Owner)/Peter D'Andrilli (Applicant), variances 70-50.A and 70-231 to maintain a front porch within a required front yard setback and an attic floor not in compliance with Town Code; S/side 28 Highland Pl., 260' E/of Concord Ave., Great Neck, Sec. 2, Blk. 66, Lot 436, R-C District.

APPEAL #19428 - Diane Persky (Owner)/Peter D'Andrilli (Applicant), variances 70-100.1(b) and 70-209.A to replace a detached garage less than the required distance to the property lines; E/side 45-15 Buttonwood Rd., 260.87' N/of Pembroke Ave., Great Neck, Sec. 2, Blk. 68, Lot 113, R-C District.

APPEAL #19429 - Wojciech Telacki, variances 70-36, 70-39.C, 70-40.A, 70-42.7 to construct additions to a single family dwelling within the required front yard setback exceeding the permitted floor area, eave height, and height above grade; W/side 14 Glamford Ave., 432.38' S/of Radcliff Ave., Port Washington, Sec. 4, Blk. 28, Lots 24-27 & 61, R-B District.

APPEAL #19430 - Jere Cifarelli, variance 70-100.2.D to maintain an addition within a required front yard setback; S/E/cor. 79 Haven Ave. & Willowdale Ave., Port Washington, Sec. 5, Blk. 95, Lot 587, R-C District.

APPEAL #19431 - Patricia and Thomas Maher, variance 70-103.C to maintain a gravel driveway not in compliance with Town Code; N/side 25 Bogart Ave., 131' W/of Old Hills Ln., Port Washington, Sec. 6, Blk. 80, Lot 10, R-A District.

APPEAL #19432 - Kuljeet Ahluwalia, variance 70-50.C to construct a second story addition within a required front yard setback, N/E/cor. 57 Lawrence St. and Patton Blvd., New Hyde Park, Sec. 8, Blk. 235, Lot 26, R-C District.

APPEAL #19433 - Anjanie Narine (Owner)/Nancy Lang C/O JL Drafting, Inc. (Applicant), variances 70-50.A, 70-51.A, 70-100.2.H and 70-208.F to construct additions to a non-conforming dwelling within the required front and side yard setbacks and the installation of 2 A/C units within a required side yard setback; E/side 12 Franklin Ave., 90' S/of Hillside Ave., New Hyde Park, Sec. 8, Blk. 321, Lot 8, R-C District.

APPEAL #19434 - David Griffin, variances 70-50.B and 70-100.2.A(2) to maintain an awning within a required side yard setback and fencing beyond the front building line; S/E/cor. 27 Mitchell Ave. and Wright Ave., Carle Place, Sec. 10, Blk. 45, Lot 1, R-C District.

APPEAL #19436 - Domenick Perruzza, variance 70-138 to maintain a dwelling unit within a mixed use building – not a permitted use; W/side 710 Port Washington Blvd., 70' N/of Davis Ave., Port Washington, Sec. 5, Blk. 129, Lot 140, B-B District.

APPEAL #19437 - Nassau County Industrial Development Agency (Owner)/ Blue Cassel Commercial Realty, LLC (Applicant), variances 70-196.J(1)(b) and 70-196.I to install a tenant directory sign exceeding the permitted height and area and 5 directional signs; N/E/cor. 701 Prospect Ave. and Brush Hollow Rd., Westbury, Sec. 11, Blk. 100, Lot 123, B-A/New Cassel Urban Renewal Overlay District.

CONTINUED CASES

APPEAL #19298 - Gary Rera, variances 70-138, 70-103.A, 70-103.F and 70-208.F to maintain alterations to a non-conforming commercial building, including a third dwelling unit (not a permitted use) with insufficient parking and loading zones; N/E/cor 397 Jericho Tpke., & McKee St., Floral Park, Sec. 8, Blk. 76, Lot 65, B-B District. (5-23-12) (9-19-12)

ADJOURNED CASES

APPEAL #18919 - Carmela Iannelli., variances 70-49.B&C, 70-51.A, 70-52.3B & 70-208.F to permit the maintenance of an alteration & addition to a single family dwelling exceeding the permitted gross floor area & lot coverage with insufficient side yard setback & encroachment into the required sky exposure plane; S/side 123 Bethel Rd., 182.95' W/of Dorsett Ave., Albertson, Sec. 9, Blk. 113, Lot 31 & 32, R-C District.

APPEAL #19237 - Mohammad Azadi, variance 70-39.C to permit the maintenance of a one-story addition to a single family residence exceeding the permitted gross floor area; W/side 109 Jefferson Ave., 264.33' S/of Forest St., Roslyn Heights, Sec. 7, Blk. G, Lot 59, R-C District. (2-15-12)

APPEAL #19379 - Alex Couture, variance 70-100.2.A(2) to install fencing beyond the front building line; N/W/cor. 9 Old Hills Ln. and Ridge Dr., Port Washington, Sec. 6, Blk. 80, Lot 7, R-C District.

APPEAL #19420 - Giavanna Vaccaro, variances 70-100.1.A, 70-100.2.A(2), 70-100.2.A(4)(b), and 70-101.B to maintain a portico within the front yard, fencing exceeding the permitted height and beyond the building line, a low masonry wall beyond the front building line and a trellis and brick arch within the required side yard; N/side 9 Briar Pl., 141.26' W/of Midtown Rd., Carle Place, Sec. 9, Blk. 596, Lot 14, R-B District.

APPEAL #19421 - Northern 90 Realty, L.L.C. (Owner)/ Recovery Racing VIII L.L.C. (Applicant), variances 70-103.A, 70-103.F, 70-134, 70-203.G, 70-203.Q to construct a two story retail building in a required rear yard setback with insufficient on-site parking, loading zones, landscaped buffer, and frontage on a residential street; S/E cor. 90 Northern Blvd. and Buttonwood Rd., Great Neck, Sec. 2, Blk. 68, Lot 1, B-A/R-C District.

APPEAL #19324 - JDN Properties of Long Island, request for determination or in the alternative, variances 70-34, 70-103.A, 70-103.B, 70-134, 70-203.G, 70-203.Q, 70-208.F, and 70-212; and conditional use 70-139.A, to construct additions to a non-conforming commercial building fronting on a residential street and within a required rear yard setback with insufficient off-street parking, parking off premises, space for the parking, sale, and storage of automobiles, outdoor storage of vehicles with insufficient screening, and insufficient landscaped buffer; N/E and cor. 22 Mineola Ave. and Warner Ave., Roslyn Heights, Sec. 7, Blk. 45, Lots 44-50, 323, 324, 330; and S/E cor. Mineola Ave. and Warner Ave., Sec. 7, Blk. 24, Lots 27 & 69, B-B/R-B Districts.